

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
Cor. of n/s Ballygar Rd., and
E/S Transoms Road
9101 Transoms Road
11th Election District
5th Councilmanic District
Rosanne T. Reimer
Petitioner

* BEFORE THE
ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-165-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stephen J. Reimer (now deceased) and Rosanne T. Reimer, property owners for that property known as 9101 Transoms Road in the Silver Gate Village (of North Gate Hall) subdivision of Baltimore County. The Petitioner/property owner, Rosanne T. Reimer, herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft., in lieu of the required 8 ft., for an attached garage. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 1996 that the Petition for a Residential Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 6 ft., in lieu of the required 8 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 11/15/96
BY [Signature]

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Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 13, 1996

Mrs. Rosanne T. Reimer
9101 Transoms Road
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 97-165-A
Property: 9101 Transoms Road

Dear Mrs. Reimer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9101 Transoms Road, Baltimore, MD 21236

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B. (1 B01.2.C.4., 1970) to permit a 6' side setback
in lieu of 8'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. requested attached garage would be approximately five feet from neighbor's property line
2. health problems - emphysema
3. security concerns - widow

See Affidavit

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Mr. Stephen J. Reimer

(Type or Print Name)

deceased

Signature

Mrs. Rosanne T. Reimer

(Type or Print Name)

Signature

H-529-6572

9101 Transoms Road

W-887-0500

Address

Phone No.

Baltimore,

MD

21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be posted.

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Zoning Commissioner of Baltimore County

REVIEWED BY: MD/LL DATE: 10/4/96

ESTIMATED POSTING DATE: 10/20/96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 165

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9101 Transoms Road
address
Baltimore MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The main reason for this request is due to health problems. I (Rosanne Reimer) have emphysema (see enclosed letter from my physician) and a garage would provide a shorter distance to walk from my car into the house, especially when carrying work related materials. It is inevitable that in several years I will have to have a portable oxygen tank with me at all times, and a garage which is attached to our home would be a necessity. My physician's letter also mentions my husband's serious heart condition. Sadly, my husband passed away less than two months after the letter was written. This has caused me an additional hardship--my security, safety and well being. With the house being situated on a dark corner with only seven houses in our court, it is frightening to me when I leave work in the dark and return home after daylight hours. A garage with an automatic door opener would help ease my fears.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rosanne T. Reimer
(signature)
Rosanne T. Reimer
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE (to wit:)

I HEREBY CERTIFY, this 9th day of OCTOBER, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROSANNE T. REIMER

(the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/9/96
date

[Signature]
NOTARY PUBLIC
My Commission Expires: 8/1/99

About The Construction

The garage will be constructed by Gifford Enterprises MHIC #40864. All building codes will be adhered to and there will be a triple thickness fire wall on the left of the structure (closest to adjacent house).

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165

Property Description

Zoning Description for 9101 Transoms Road, Baltimore, MD 21236.
NE CORNER OF TRANSOMS AND BALLYGAR ROAD.

Being known and designated as lot 7, Block F, as shown on a Plat entitled "Resubdivision Plat B North Gate Hall", which Plat is recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 38, folio 70. The improvements thereon being known as No. 9101 Transoms Road. Currently Liber 7419, page 520 and 521. Plat book #37, folio #91, lot #7, section #B, located in the 11 Election District, 5 Councilmanic District.

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165

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 0253391

DATE 10/9/96

ACCOUNT 01-615

Item: 165

By: msk

AMOUNT \$ 50.00

RECEIVED

FROM: Reimer, Stephen + Barbara - 9101 Trans

FOR: 010- Res Var. — \$ 50.00

3230360127020402
24 000715500120-09-96

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DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 165

Petitioner: Rosanne T. Reimer

Location: 9101 Transoms Rd., Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mrs. Rosanne T. Reimer

ADDRESS: 9101 Transoms Road

Baltimore, MD 21236

PHONE NUMBER: 410-529-6572

AJ:ggs

(Revised 04/09/93)

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Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No. 97-165-A

to permit a 6' side setback in lieu of 8'

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

NOV 4, 1996
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 165

Petitioner: Rosanne T. Reimer

Location: 9101 Transoms Road, Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mrs. Rosanne T. Reimer

ADDRESS: 9101 Transoms Road

Baltimore, MD 21236

PHONE NUMBER: 410-529-6572

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-165-A (Item 165)
9101 Transoms Road
corner of N/S Ballygar Road and E/S Transoms Road
11th Election District - 5th Councilmanic
Legal Owner(s): Stephen J. Reimer and Rosanne T. Reimer
Post by Date: 10/20/96
Closing Date: 11/04/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Rosanne T. Reimer

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Stephen Reimer
9101 Transoms Road
Baltimore, MD 21236

RE: Item No.: 165
Case No.: 97-165-A
Petitioner: Stephen Reimer, et ux

Dear Mr. and Mrs. Reimer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-23-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 165 (MTIC)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 18, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keller

PK/JL

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ITEM161/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167, 170, 171, 172, 173 and 174.

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REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/22/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: Oct 24, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	161	166	174
	162	168	
	163	169	
	164	171	
	165	172	

RBS:sp

BRUCE2/DEPRM/TXTSBP

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 25, 1996

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for October 28, 1996
Item Nos. 161, 164, 165, 166, 171,
172, & 174

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

PETITION PROBLEMS

#161 --- JRF

1. No item number on receipt.
2. Notary section is incomplete.

#164 --- JCM

1. Need printed or typed name of second legal owner.

#165 --- MJK

1. Need someone to sign for first legal owner. Also need authorization for that person to sign.

#167 --- JRA

1. Folder has paperwork for undersized lot -- Petition says nothing about an undersized lot.
2. Notary section is incorrect.

#168 --- JRA

1. Special Exception is on wrong form - This is a Special Hearing form, not Special Exception (see top paragraph of the form).
2. Need authorization for person to sign for legal owner.

#171 --- CAM

1. Need address and telephone number for legal owner.

#174 --- JRF

1. No item number on receipt.

LUKE E. TERRY, JR., M. D., P. A.

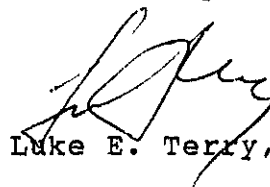
9055 CHEVROLET DRIVE - SUITE 103
ELLICOTT CITY, MARYLAND 21043

April 14, 1996

To Whom It May Concern:

Mrs. Roseann Reimer has had significant problems with emphysema and her husband, Stephen Reimer has had heart disease with heart attacks and heart surgery and continued heart follow up. They need a sheltered place to go to their car in bad weather and I understand to accomplish this, they will need a variance in permits for permits in building a garage due to their cardiac, respiratory illnesses.

Yours truly,



Luke E. Terry, Jr., M.D.

LET:cmt

MICROFILMED

#165

9103 Transoms Road
Baltimore, MD 21236

January 18, 1995

To Baltimore County Zoning Commissioner:

I, Mary A. Allen, have resided at 9103 Transoms Road since 1986. My house is adjacent to 9101 Transoms Road on the left. Mr. and Mrs. Stephen Reimer have explained to me their desire to add an attached garage to their house and the procedures for applying for a variance. It is my understanding that the new structure would be approximately five feet from our common property line. I have no problem with this addition. In fact, I feel it would enhance the property and our development.

Yours truly,

Mary A. Allen

At the time this letter was shared with Ms. Allen, she said she would agree, but there was a foreclosure on her house.

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165

9100 Transoms Road
Baltimore, MD 21236

October 1, 1996

To Baltimore County Zoning Commissioner:

I, Jason Giacubeno, have resided at 9100 Transoms Road since 1994. My house is directly across the street from 9101 Transoms Road on the left. Mrs. Stephen Reimer has explained to me her desire to add an attached garage to her house and the procedures for applying for a variance. I have no problem with this addition. In fact, I feel it would enhance the property of our development.

Yours truly,

Jason Giacubeno

 10-7-96

165

MICROFILMED

9107 Transoms Road
Baltimore, MD 21236

October 1, 1996

To Baltimore County Zoning Commissioner:

I, John Fazenbaker, have resided at 9017 Transoms Road since 1976. My house is adjacent to 9101 Transoms Road across the side street, Ballygar Road. Mrs. Stephen Reimer has explained to me her desire to add an attached garage to her house and the procedures for applying for a variance. I have no problem with this addition. In fact, I feel it would enhance the property of our development.

Yours truly,

A handwritten signature in cursive script that reads "John Fazenbaker".

John Fazenbaker

MICROFILMED

165

2) #165

EXAMPLE 4 - Zoning Map

- 1 copy



SITE OF OWNERS:
MR. & MRS. S. & R. REIMER
9101 TRANSOMS ROAD
PERRY HALL, BALTO. CO., MD.
REG. FLYER, SR. ARCHT. 1/11/95

SCALE
1" = 200'
DATE OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SILVER GATE VILLAGE
NORTH GATE HALL
PERRY HALL
FROM: PLAT B KCI: 547 (74)

SHEET
N.E.
9-H

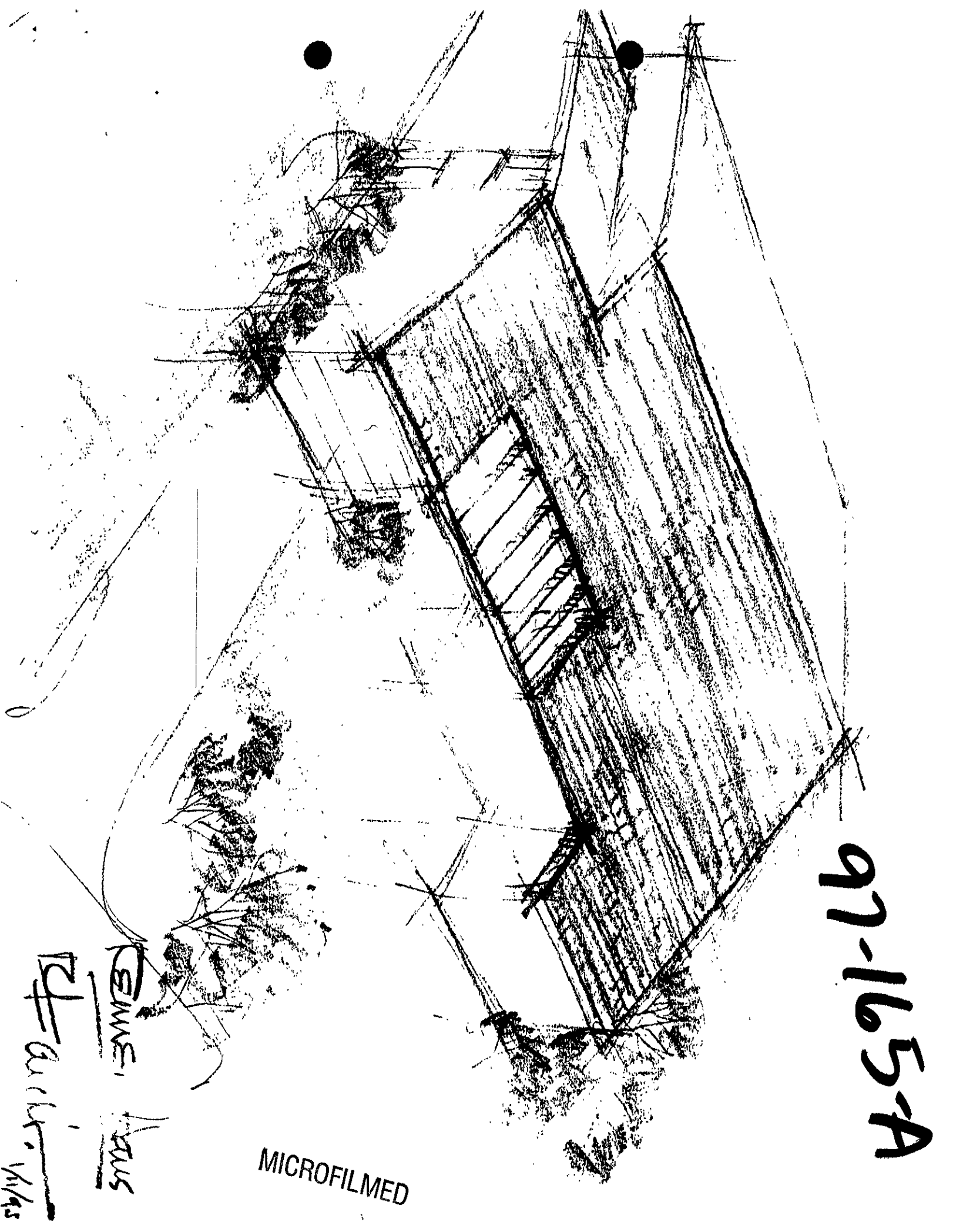
97-165-A

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BEANS, HANS

124 Quik.

1/1/45



9100 LOT #1
MR. & MRS. JASON GIACUCCI

97-165-A

TRANSOM'S ROAD

NOTES:
ALL SITE INFO. TAKEN FROM SURVEY BY:
CARROLL HADAM, REED SURVEYOR W/ CERT #
SITE PLAN OF PLAT 6 NORTH DATA WALL
BY: BARRY ALLEN & HODGINS, INC., ENGINEERS
DATE: 12/1/78

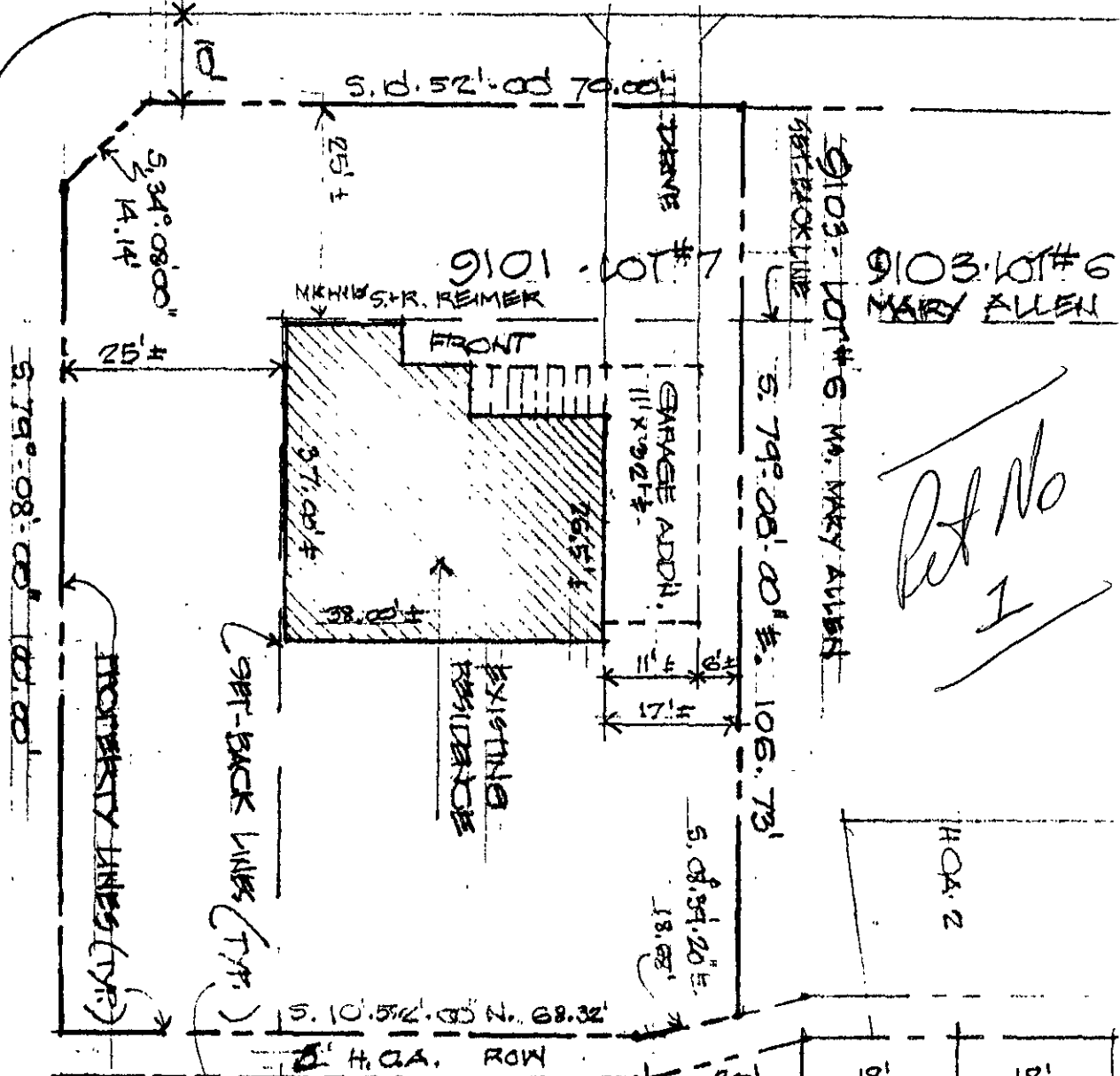
BALLYGAR ROAD 35' W. ON 50' ROW

30' ROAD

10' ROW

REAR PROPERTY
SITE PLAN
REAR PROPERTY
REAR PROPERTY

20' x 11' = 22' 11/16



9103 LOT #6 M. MARY ALLEN

9103 LOT #6
MARY ALLEN

Ref No
1

LOT # 8
MR. & MRS. R. H. HART

LOT # 9

LOT # 10

LOT # 11

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Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9101 TRAUSOMG RD. - ~~FERRY HALL, MD.~~ see pages 5 & 6 of the CHECKLIST for additional required information

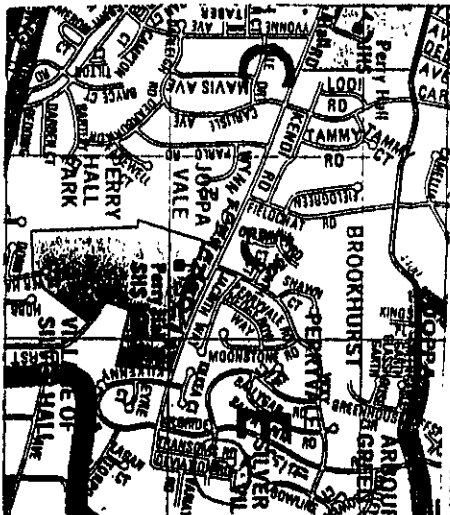
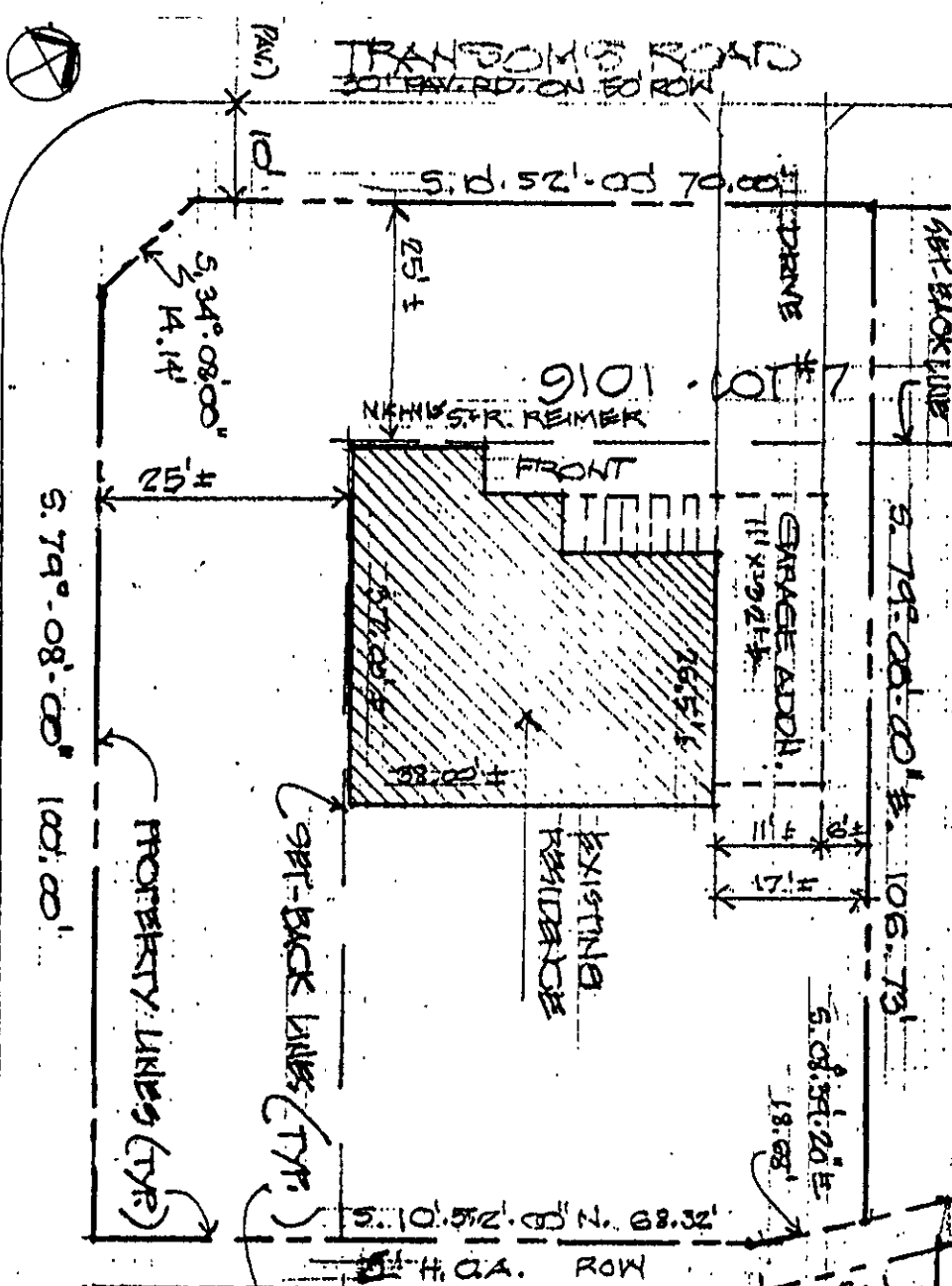
Subdivision name: SILVER GATE VILLAGES (OF NORTH GATE HALL)

plat book # 37, folios 41, 401 7, section # 5

OWNER: G. AND K. REIMER

97-165-A

9103 LOT # 6 M. W. ALBERT



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1" = 200' scale map#: NE 94

Zoning: DR 5.5

lot size: 0.24 8600± square feet

- PUBLIC PRIVATE
- SEWER: ☒ ☐
 - WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

North
date: 1/11/95
prepared by: BROOKS, AIA
Scale of Drawing: 1" = 20'

□

see pages 5 & 6 of the CHECKLIST

RTT CATE Hall

OWNER: S. AND R. REMEN

97-165-A



North

date: 1/11/95

Prepared by: R.B.G.F.S.R.A.H

Scale of Drawing: 1" = 30' ±



scale: 1"=1000'

Election District: 11

Councilmanic District: 5

1"=200' scale map: N.E. 94

Zoning: DR S.5

Lot size: 0.2 ± acreage 8600 ± square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chesapeake Bay Critical Area:

Prior Zoning Hearings: **NONE**

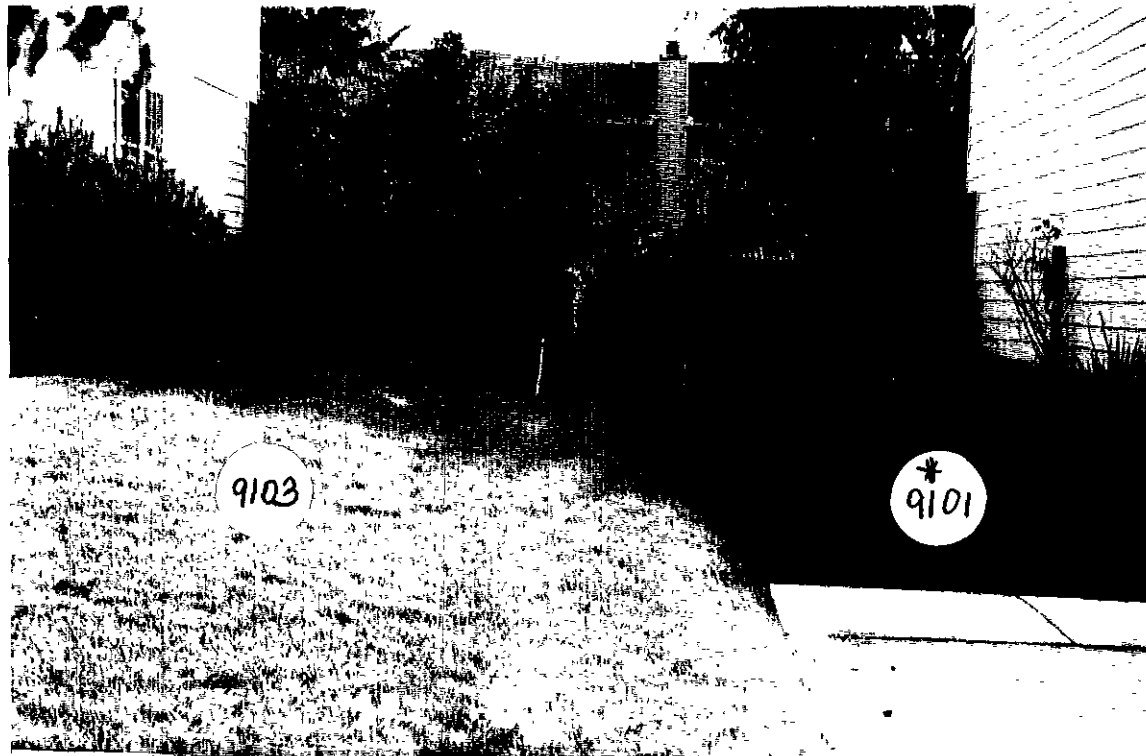
Zoning Office USE ONLY!

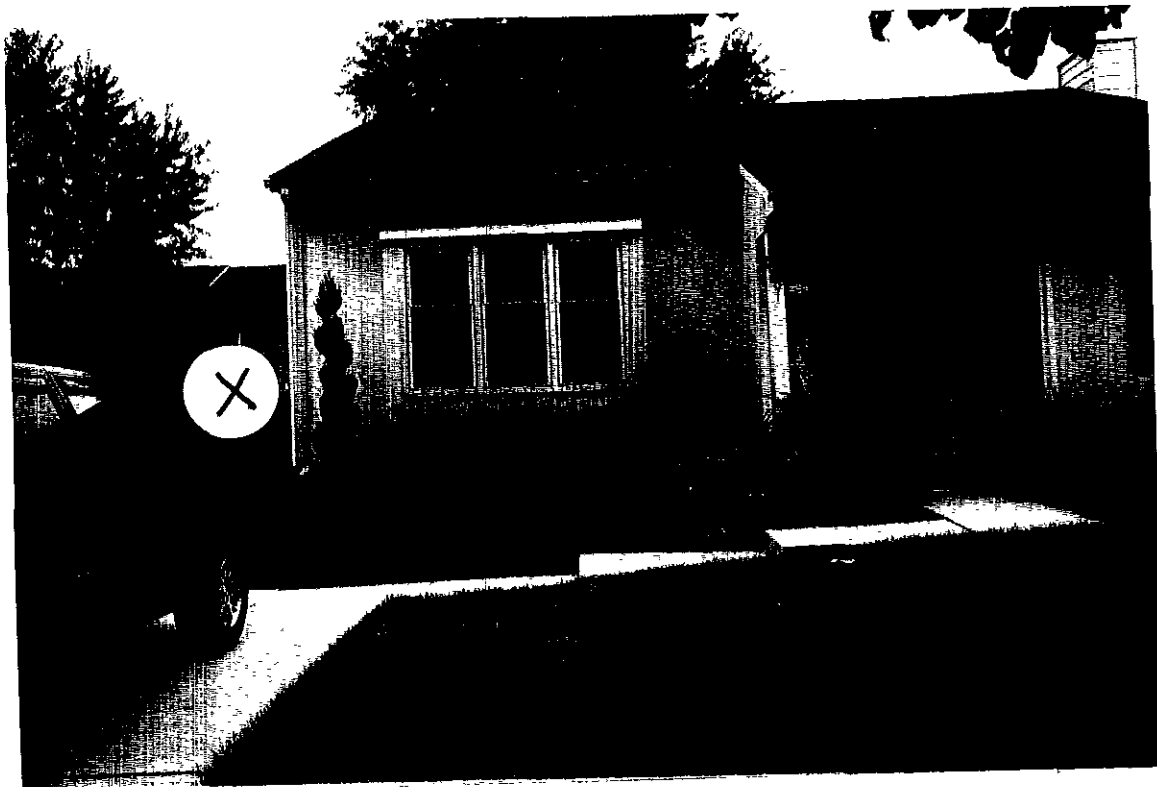
reviewed by: ITEM #: CASE#:



Left side of 9101 Transoms
showing adjacent property -
9103 Transoms;

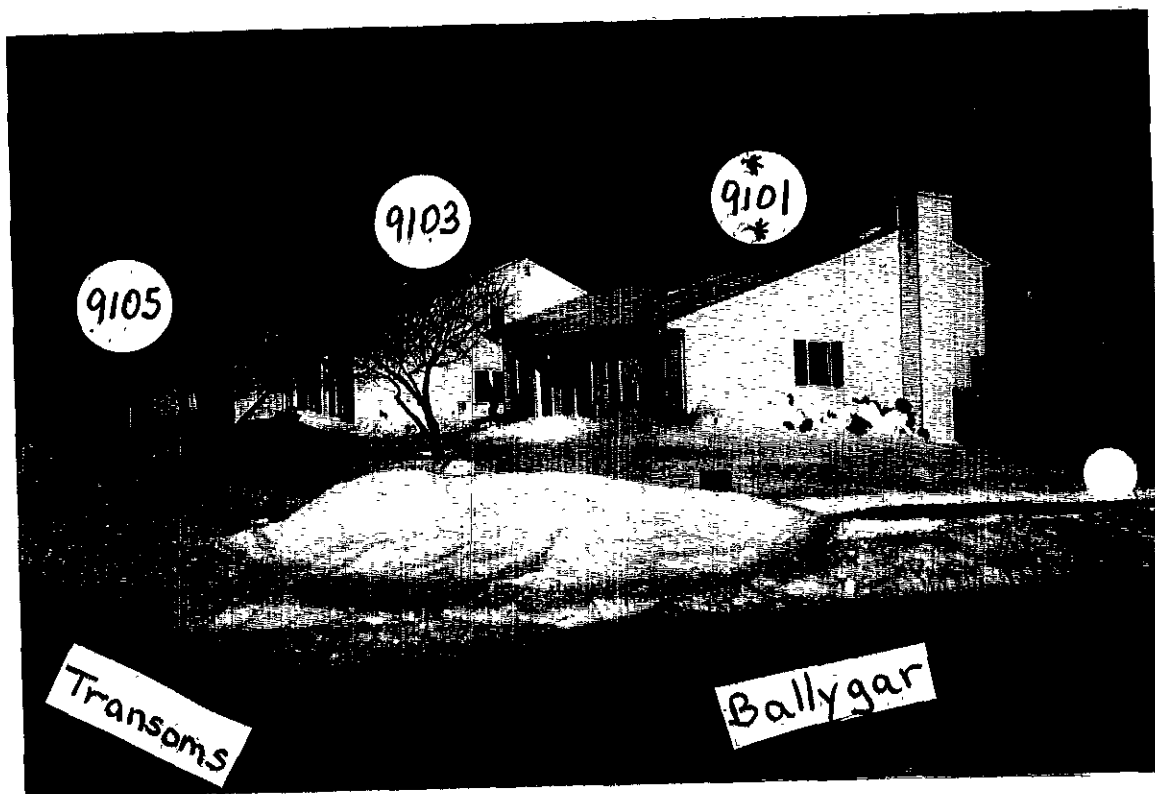
Stakes mark end of garage
and common property line





Front view of
9101 Transoms Road
Baltimore, MD 21236

Proposed attached garage
would be on left side of
house (x).

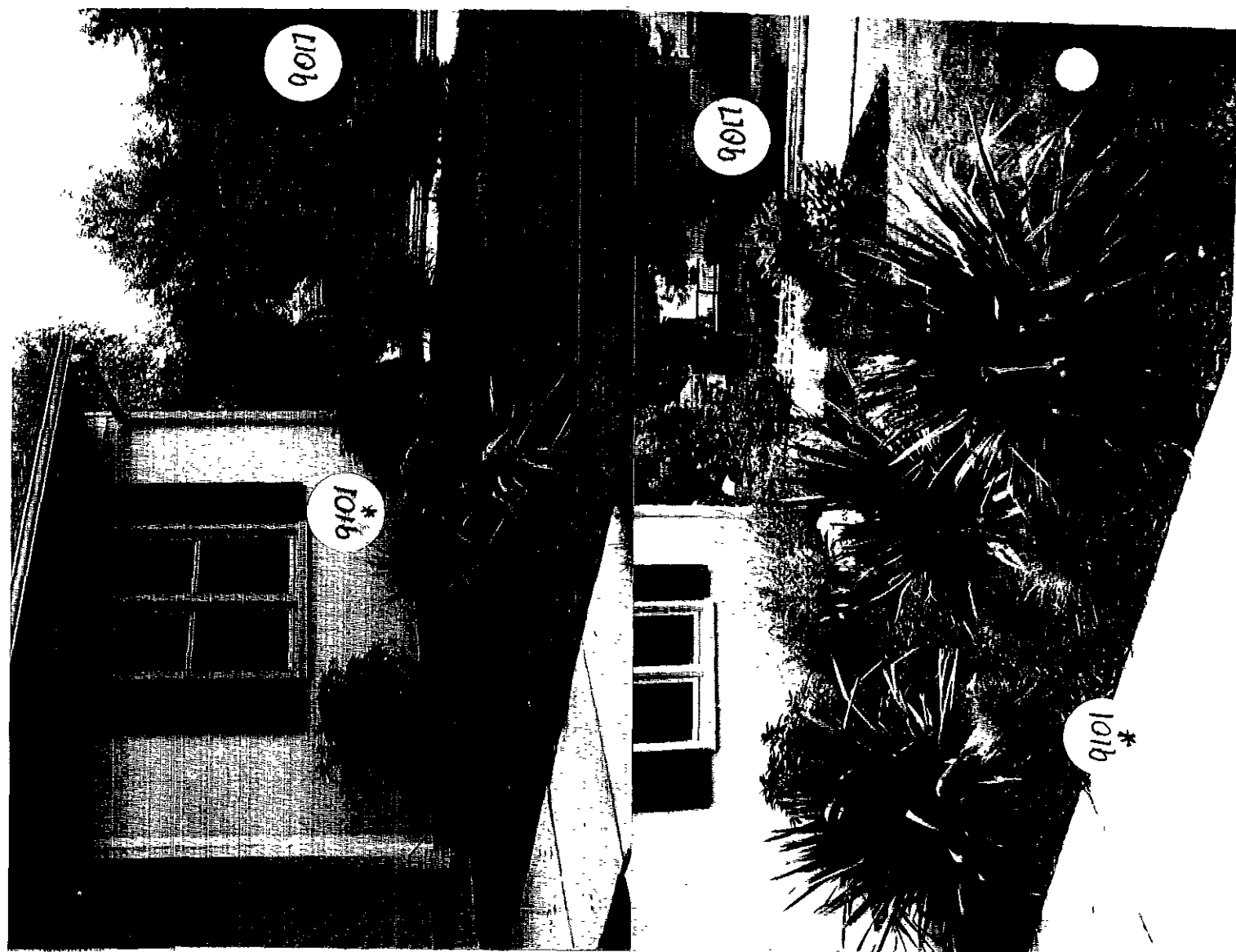


Corner of Transoms Road
and Ballygar
Entrance to court of
seven houses



Back view of 9101 Transoms Rd.





← ↑
Right front of 9101 Transoms
showing adjacent street - Ballygar-
and 9017 Transoms



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WHITE MARSH
PERRY HALL
VICINITY

SHEET

MICROFILMED
NE.
9-H

#165

165

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/20/96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No. 97-165-A

to permit a 6' side setback in lieu of 8'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 11/11/96

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

976
pmt2.doc

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 165

Petitioner: Rosanne T. Reimer

Location: 9101 Transoms Road, Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mrs. Rosanne T. Reimer

ADDRESS: 9101 Transoms Road

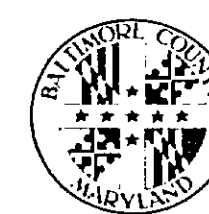
Baltimore, MD 21236

PHONE NUMBER: 410-539-6572

AD-938

(Revised 04/97/94)

13



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-165-A (Item 165)

9101 Transoms Road
corner of W/S Ballpark Road and E/S Transoms Road
11th Election District - 5th Councilmanic
Legal Owner(s): Stephen J. Reimer and Rosanne T. Reimer
Post by date: 10/20/96
Closing Date: 11/04/96

Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As soon as the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Rosanne T. Reimer



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Stephen Reimer
9101 Transoms Road
Baltimore, MD 21236

RE: Item No.: 165
Case No.: 97-165-A
Petitioner: Stephen Reimer, et ux

Dear Mr. and Mrs. Reimer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 9, 1996.

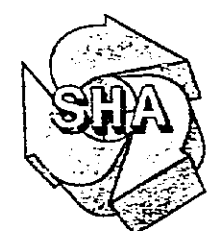
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 165 (MTC)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 18, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kern

PK/JL

ITEM161/PZONE/ZAC1

Baltimore County Government
Fire Department



700 Eastlopps Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 10/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167, 170, 171, 172, 173 and 174.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Cyanprint ink
on recycled paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

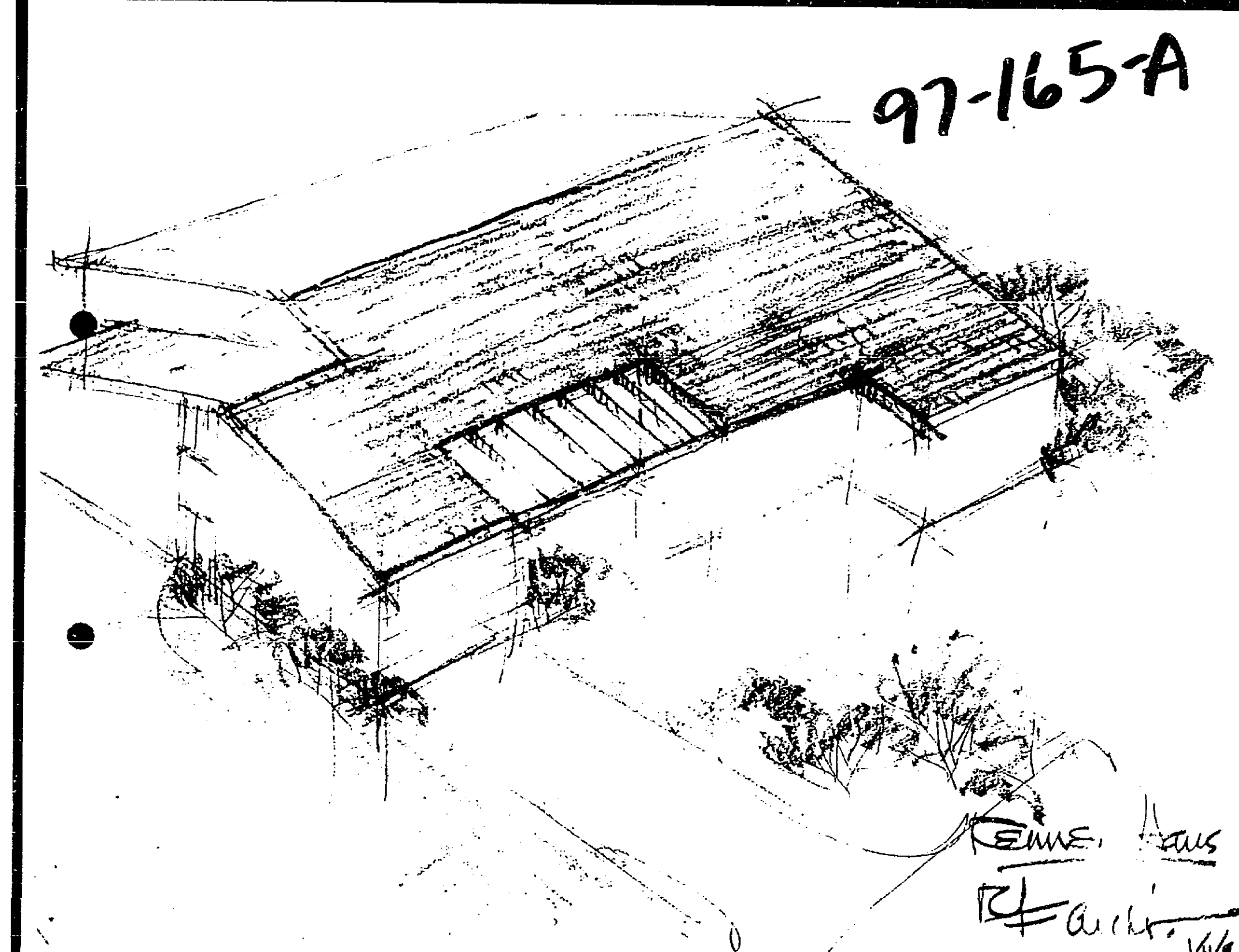
TO: PDM
FROM: R. Bruce Sealey
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 10/27/96

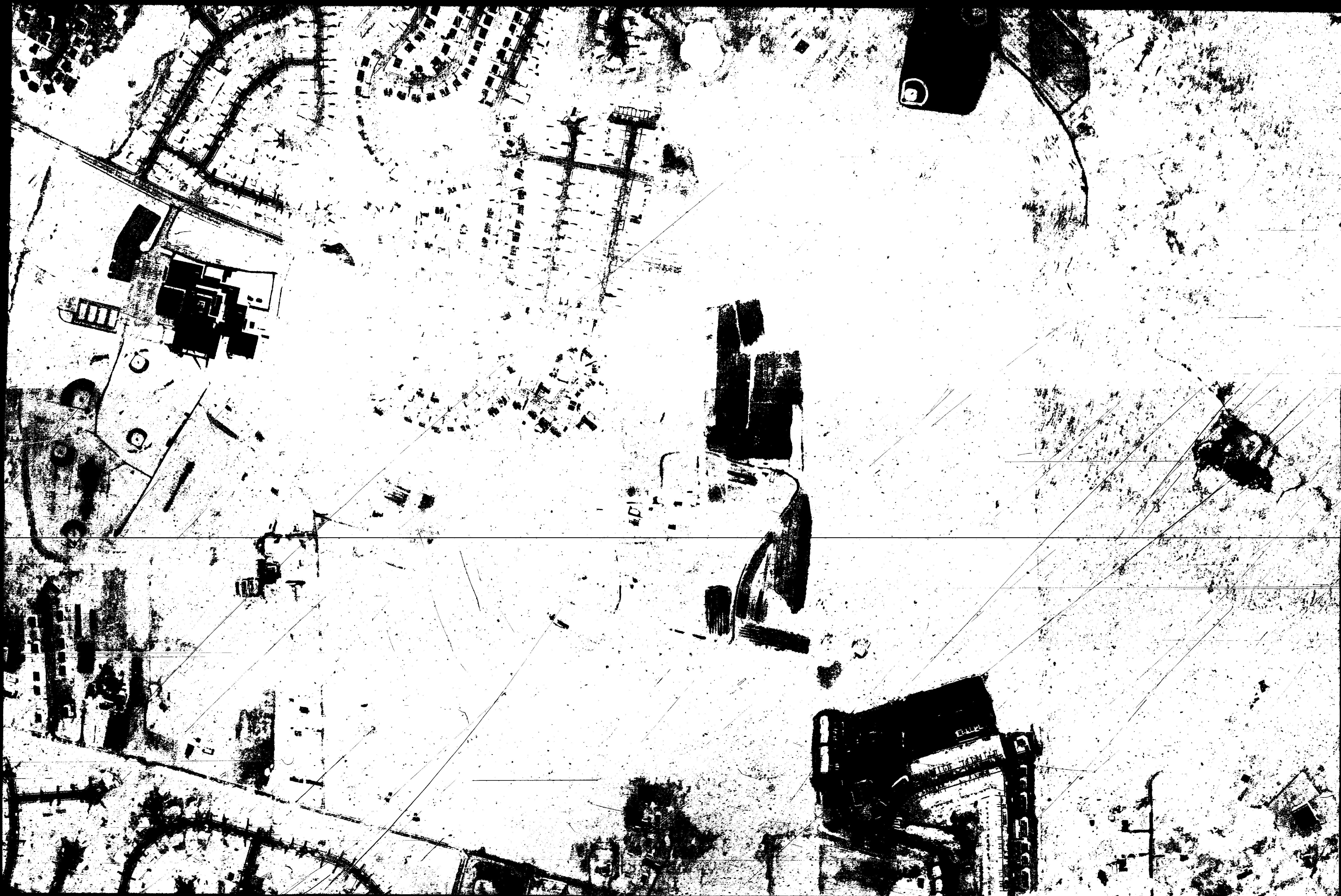
DATE: 10/27/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items.

Item #'s: 161 166 174
162 168
163 169
164 171
165 172

RBS:sp
BRUCE2/DEPRM/TXTSBP





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	WHITE MARSH PERRY HALL VICINITY	NE. 9-H
DATE OF PHOTOGRAPHY JANUARY 1986		

#165